



An
Bord
Pleanála

Board Direction
BD-007339-21
ABP-307852-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/01/2021.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

- 1) The proposed new dwelling, which would be accessed through a private carpark and which would not be provided with an appropriate level of private amenity space, would be contrary to the policies and objectives of the Dublin City Development Plan 2016-2022. In failing to provide an adequate standard of residential amenity for future residents, the proposed development would seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.
- 2) The proposed development is located in an area zoned Z2 with a stated zoning objective "to protect and/or improve the amenities of residential conservation areas". Having regard to the established pattern of development in the area, the backland nature of the site and proximity to adjoining properties, the Board considered that the proposed development would be unduly prominent and overbearing to the neighbouring properties at Spireview Lane by reason of its bulk, scale, massing and the visual dominance of the proposed flank wall. The proposed development would therefore, seriously injure the residential and visual amenities

of this residential conservation area and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 19/01/2021

Maria FitzGerald